

HISTORIC DISTRICT COMMISSION

Meeting Minutes

April 14, 2008

CALL TO ORDER:

Kathleen Eriksen called the meeting to order at 4:00 p.m.

ROLL CALL:

Members Present: Jan Hatch Doug Sofia
Kathleen Eriksen Kurt Thornton
Glen Harris Laurie Sullivan
Susan Baldwin, City Commissioner Liaison

Staff Present: Glenn Perian, Senior Planner, Planning & Community Development
Kim Tuck, Chief Building Official, Inspections
Leona Parrish, Administrative Assistant, Planning

ADDITIONS / DELETIONS TO AGENDA: Glenn Perian to discuss: 80 Woodland Drive; Renaming of Campus Drive to Alcock Drive.

APPROVAL OF PREVIOUS MINUTES:

Motion was made by Ms. Jan Hatch to approve the minutes from March 10, 2008 meeting; Seconded by Mr. Kurt Thornton, all in favor minutes approved as presented.

CORRESPONDENCE: None

OLD BUSINESS: **124 Manchester Street:** Mr. Glenn Perian read the report for the rehab of garage roof and rear wall, noted it is also on the Dangerous Buildings list for repair and assumes it will be repaired with same like material. Ms. Nina LaGrand was present and stated she needs to repair the roof and windows and has estimates for the rear brick wall also.

Mr. Kurt Thornton asked if the garage was brick and if she planned to repair with brick. Ms. LaGrand stated yes, she planned to repair the rear wall with like brick from Bosker Brick Co. and will use new trusses for the roof.

Ms. Kathleen Eriksen asked what is appropriate for providing plans etc. to the Historic District Commission. Mr. Glenn Perian stated whatever the Historic District Commission deems is appropriate.

Mr. Doug Sofia asked Ms. LaGrand if the roof would be structured the same as the original roof.

Ms. Kathleen Eriksen asked if Ms. LaGrand would bring additional information to the next meeting such as materials to be used and design plans. Ms. LaGrand said yes, she could bring samples etc. to the next meeting.

Ms. LaGrand asked about getting her property on the National Registry for historical property. Mr. Kim Tuck stated the property would need to have a significant history in order to be accepted. Mr. Glenn Perian stated he would check the books regarding the history and see what information was available.

MOTION: MADE BY KATHLEEN ERIKSEN TO TABLE THE GARAGE REPAIR AS SUBMITTED UNTIL THE NEXT MEETING, IN ORDER FOR OWNER TO PROVIDE ADDITIONAL INFORMATION SUCH AS PLANS AND MATERIAL TO BE USED FOR PROPERTY LOCATED AT 124 W. MANCHESTER STREET; SUPPORTED BY DOUG SOFIA.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO TABLE.

NEW BUSINESS:

36 W. Michigan Avenue

Property owner Mr. Jeff Adams, 1109 Fennimore Drive, Marshall, MI was present to explain that his building is between the Griffin and Bici-Bistro, stated the balcony has been designed by Mr. Dave Shannon and that when the original building was built it was built very sound with beams every 2 ft. Stated he has met with the city for approval by the City Council. He is at a point where he needs to order the steel (which takes six weeks for delivery). He is seeking approval by the Historic District Commission to construct the balcony which is a basic structure as photos provided show. He is aware that the Historic District Commission want to see samples and he does not have with him today, but can bring back and is seeking approval today of the shape and design of the balcony as shown in the photos.

Ms. Eriksen asked what type is a cantilever structure.

Mr. Kim Tuck stated it means no bracing is needed or would be visible on the exterior; that all the support would be on the interior of the building and about 2/3 of it will be on the inside.

Mr. Perian stated that the city have been working on approval of balcony's, stated they will be doing a process (provided document noting the steps to be taken to approve balcony requirements). Said he has spoken with Eileen Wickland, Acting City Attorney to finalize the details to take to the City Commission for approval of balconies. He noted it will be bowed as the design shows and that the Historic District Commission can approve the plans as shown.

Ms. Eriksen stated on behalf of the Downtown Partnership, they would encourage this type of balcony for the downtown area.

Ms. Sullivan asked Mr. Adams about the name of their new business being called Cricket? Mr. Adams stated yes, this would be the name of the business because of the game of Cricket and also the playing of darts, that they would have inside and he also liked the thought of a mascot being a cricket. He stated they want to complete the lower level first and get established, then would do the upper level after the downstairs was finished.

Mr. Kurt Thornton stated that a point of interest was that "Cricket" was Battle Creek Central High School's first mascot before it was changed to "Bearcat". He noted that Mr. George Livingston would be a good contact to search for any additional history.

Ms. Sullivan asked Mr. Adams if the windows on the upper level will match the windows on the lower level. Mr. Adams stated regarding the signage, drawings, and lighting will be brought back for approval, but the windows and doors are as shown with the existing brick that is there now and would remove windows and put doors in place with some transit windows and would bring those back for approval by HDC.

Ms. Eriksen asked if we can approve what has been submitted at this meeting. Mr. Perian stated yes, they can get the approval of the Historic District Commission and then would need the City Commission's approval for the rest.

Mr. Adams stated the color (teal) will be the same shade as what is shown on the photos, the doors will be black with chrome handles and he would bring those next month.

Mr. Perian stated the HDC can approve the plan submitted. He suggested that Mr. Adams wait until the City Commission approves the ordinance revision to allow balcony's over sidewalks before he orders the steel for his balcony plans.

Mr. Jeff Adams stated in good faith he appreciates the warning, but wanted to get the steel ordered to get things started.

MOTION: MADE BY MS. KATHLEEN ERIKSEN TO APPROVE THE APPLICATION FOR THE BALCONY DESIGN AS SUBMITTED FOR PROPERTY LOCATED AT 36 W. MICHIGAN AVENUE; SUPPORTED BY MS. JAN HATCH.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Mr. Kurt Thornton wanted to note that regarding the street renaming of "Campus Drive" to "Alcock Drive", he suggest that they note on the street sign both names in order to not have any confusion.

Commissioner Susan Baldwin, HDC Liaison, stated that it is not an easy task to change a street name, that there are numerous persons to be contacted such as police, fire, etc. regarding the street name change. She stated that it should have been the job of the applicant (Battle Creek Academy) to do the research on Mr. Alcock, and not a City department. States she is hesitant because of complications that can occur and that a street name change is not something that should be done lightly and would need a good reason for it to be changed.

Mr. Doug Sofia asked why they are requesting the street name change to be done; that maybe they should rename the campus instead of the street.

Referencing the HDC meeting minutes from Feb 11, 2008; Mr. Glenn Perian noted that in this case it was an agreement with the Battle Creek Academy that in receiving their gift, they in turn would rename the street Campus Drive to Alcock Drive.

Mr. Kurt Thornton stated he does not recommend the street name change as he does not see a significant reason for the name to be changed.

Ms. Jan Hatch also suggested they rename a building instead and/or add both names to the street sign such as “also known as”, so there would not be any confusion.

Glenn Perian wanted to discuss 80 Woodland Drive “Ms. Kelly Moody” request for their property to be designated as a Local Historic District: He referred to the report submitted by the Historic District Study Committee which consisted of Jan Hatch, Doug Sofia and Kurt Thornton. Their report concluded: They were pleased that the owners of 80 Woodland Drive are preserving and recognizing their home and wished them luck in their endeavors. They feel that the property does have historic significance, but are still unclear if that makes it worthy or un-worthy of being given a designation of “Local Historic District” They suggest it might be best that it be designated as a “Historic Property” and be added to the list of City Historic Registry.

Mr. Perian stated that a Local District would have to be approved by the City Commission and they would then have any and all changes approved by the Historic District Commission. If registered as a Historic Property by the City of Battle Creek they can do as they wished with their property without approval from the Historic District Commission.

MOTION: MADE BY MS. KATHLEEN ERIKSEN TO ACCEPT THE REPORT AND RECOMMENDATION OF THE HISTORIC DISTRICT STUDY COMMITTEE TO PLACE THE HOME AND PROPERTY LOCATED AT 80 WOODLAND DRIVE ON THE CITY HISTORIC REGISTER. IN DOING SO, THE RECOMMENDATION TO THE CITY COMMISSION IS TO NOT CREATE A LOCAL HISTORIC DISTRICT FOR THE PROPERTY; SUPPORTED BY MR. DOUG SOFIA.

FIVE(5) IN FAVOR (MR. HARRIS, MR. THORNTON, MS. ERIKSEN, MR. SOFIA AND MS. HATCH); ONE(1) OPPOSED (MS. SULLIVAN) MOTION PASSED TO APPROVE.

Ms. Laurie Sullivan asked what would it hurt to designate their property to be allowed if owner wishes to do so.

Mr. Perian stated that it does not make sense to have someone do so just because they wished.

Mr. Thornton stated that if the home was designed by a well known architect, but if developer had designed and built it, they would be more in line to be included.

Ms. Sullivan stated she would prefer them to be allowed to let them be included if they wished.

Mr. Thornton stated the difference is restricting work on their property versus not.

ADJOURNMENT:

Meeting was adjourned at 4:55 p.m., all in favor none opposed.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department

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